STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

Minutes of the 106th Meeting of State Level Expert Appraisal Committee (SEAC) held on 18.06.2022 at 11:00 AM in the Conference Room of DPCC, at 5th Floor, ISBT Building, Kashmere Gate, Delhi 110006.

The 106th Meeting of State Level Expert Appraisal Committee (SEAC) was held on 18.06.2022 in the Conference Room of DPCC under the Chairmanship of Sh. Vijay Garg. The following Members of SEAC were present in the Meeting:

1.	Sh. Vijay Garg	-	In Chair
2.	Sh. Surinder Kumar Juneja	-	Member
3.	Ms. Jyoti Mendiratta	-	Member
4.	Sh. Ankit Srivastava	-	Member
5.	Sh. Ashish Gupta	-	Member
6.	Dr. Sumit Kumar Gautam	-	Member
7.	Dr. Sirajuddin Ahmed	-	Member
8.	Dr. Kailash Chandra Tiwari	-	Member
9.	Ms. Paromita Roy	-	Member
10.	Sh. Pranay Lal	-	Member
11.	Sh. Pankaj Kapil	-	Member Secretary

Following SEAC Members could not attend the Meeting:

1.	Sh. Gopal Mohan	-	Member
2.	Sh. Chetan Agarwal	-	Member

Following DPCC Officials assisted the Committee:

1. Sh. Amit Chaudhary (EE), DPCC
2. Sh. Rohit Kumar Meena, (JEE), DPCC.

The Minutes of the 105th SEAC Meeting held on 03.06.2022 were confirmed by the Members.

The Committee deliberated on the issue of Rain Water Harvesting specifically as advised in OM dated 04.01.2019 stipulating that "A Rain water harvesting plan needs to be designed where the recharge bores of min. 1 recharge bore per 5000 sqm of Builtup Area and storage capacity of min. 1 day of total fresh water requirement shall be provided.....". After due deliberations, SEAC, Delhi decided that the guiding factor of 1 recharge bore per 5000 sqm of plot area should be adopted.

Ashish Gupta

18/06/22

Agenda 01

Case No C-390

Name of the Project	EC for Proposed Business Services Building at Udyog Nagar New Delhi 110041 by M/s Relaxo Footwears Limited
Project Proponent	Deepak Bagga, Vice President, M/s Relaxo Footwears Limited, Plot No.10 Manglam Place Sector-3 Rohini,Central,Delhi-110085
Proposal No.	SIA/DL/MIS/254781/2022
File No.	DPCC/SEIAA-IV/C-390/DL/2022

The Project Proponent requested for deferment of the Presentation vide email dated 17.06.2022 with the request to consider the project for the upcoming agenda.

After due deliberations, the SEAC in its 106th Meeting held on 18.06.2022 recommended as follows:

The case deferred for further consideration in view of the request made by the PP through email dated 17.06.2022.

18/06/22

Ashish Gupta

Agenda - 02
Case No C-398

Name of the Project	EC for Expansion of "Commercial Complex" at Netaji Subhash Place Metro Station opposite Wazirpur District Centre, Pitampura, New Delhi
Project Proponent	Mr. Harsh Vardhan Bansal, M/s Unity Parsvnaths LLP formerly known as Parsvnath Developers Ltd..
Consultant	M/s Perfact Enviro Solutions Pvt Ltd
EIA Coordinator present during Meeting	Ms. Akta Chugh (EIA Coordinator) Ms. Richa Aggarwal (EIA Executive)
Representative of PP present during Meeting	Anil Shobti, GM (Commercial) Saurabh Agarwal, Architect GPMA
Proposal No.	SIA/DL/MIS/275591/2022
File No.	DPCC/SEIAA-IV/C-398/DL/2022

A. Details of the Proposed Project are as under:

1. The Proposal is for grant of EC for Expansion of "Commercial Complex" at Netaji Subhash Place Metro Station opposite Wazirpur District Centre, Pitampura, New Delhi by M/s Unity Parsvnaths LLP.

   The project Expansion of Commercial Complex with multiplex at Netaji Subhash Place Metro Station opposite Wazirpur Distict Centre, Pitampura, New Delhi by M/s Parsvnath Developers Ltd has already been granted Environmental Clearance (EC) by MoEF&CC, GoI EAC infra II vide letter no. 21-11/2019-IA-III dated 29.07.2019 with plot area of 28,400 sqm and built-up area of 49,953 sqm and presently, the complex is under construction.

   Now due to a change in planning the expansion of a commercial complex with multiplexes is being proposed as the built up area will increase from 49,953 sqm to 69,596.824 sqm. The plot area of the project will remain the same as 28,400 sqm.
2. The Project is located at **Latitude:** 28°41'43.76"N **Longitude:** 77°9'9.81"E,
3. **Area Details:**
   The Total Plot Area of the project after expansion will remain the same i.e. 28,400 sqm and the Total Built-up Area of the project will increase from 49,953 sqm (as per previous EC dated 29.07.2019) to 69,596.824 sqm. The FAR of the project will increase from 20,370 sqm to 23,949.325 sqm and the Non-FAR area will increase from 6,769.35 sqm to 45,647.499 sqm. The area of Basements will increase from 22,813.65 sqm to 24,282.127 sqm. There will be 2 levels of the basement in the complex with a basement area of 24,282.127 sqm. The numbers of floors will change from 2B+G+3 to 2B+G+4. The Max. Height of the Building after expansion will increase from 24 m to 30 m.

4. **Water Details:**
   During Construction Phase, Treated water requirement is 17 KLD out of which water required for construction activity is approx. 10 KLD which is being met from Rithala STP. The sewage and waste water of 4 KLD generated during the construction phase will be discharged into the septic tank via soak pits. For Labours, Mobile toilets will be provided at the site.
   During Operational Phase (after Expansion), Total Water requirement of the project will be 262 KLD which will be met by 87 KLD of Fresh water from Delhi Jal Board, 139 KLD of Treated water from in house STP and 36 KLD from outsourced STP. Out of 262 KLD Total Waste water generated will be 155 KLD which will be treated in house STP of 225 KLD capacity, The Waste water generated from Domestic and other purposes will be 155 KLD and treated waste water from STP will be 139 KLD which will be recycled and reused for Flushing (73 KLD), Gardening (10 KLD), DG Cooling/ HVAC (56 KLD) also outsourced treated water will be use in cooling tower i.e. 36 KLD.
   Number of Rain Water Harvesting (RWH) Pits proposed are 09 nos. with a capacity of 346.95 cum.
5. **Solid Waste Details**
   During Construction Phase, during construction, a total of 22.5 kg/day of waste is generated from labourers. The Construction debris is being used in levelling& backfilling, roads etc.to the extent possible & rest is being sent to the C&D facility.
   During the Operation Phase (after Expansion), Total 1067 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste of 427 kg/day will be treated in in-house OWC and 320 kg/day of Non-Biodegradable Waste will be disposed through approved Recyclers. Plastic Waste generated will be 320 kg/day which will be disposed through approved Recyclers.
6. **Power Details:**
   During Construction Phase, Temporary power connection of 135 kVA will be supplied by TPDDL.
   During Operation Phase (after Expansion), Total Power requirement after expansion will increase from 1900 kW to 2900 kW which will be supplied by TPDDL. For Power Back up, DG sets of Capacity 2x1400 kVA and 1x500 kVA will be installed.
   2 % of the total power requirement i.e. 58kW shall be shared by solar energy.
7. **Parking Facility Details:**
   After Expansion, Total Parking Required will be 683 ECS and Total Proposed Parking will be 801 ECS out of which electrical vehicles provision will be 160 ECS i.e. 20 % of total parking provision will be provided in basement and on surface.
8. **Eco-Sensitive Areas Details:**
   Distance of Okhla Wildlife Sanctuary from project site is 19.57 Km ESZ and from Asola Wildlife Sanctuary is 23.50 Km ESZ.
9. **Plantation Details:**
   The proposed Green Area is 5680 sqm. (20 % of total plot area). Total no. of trees required at the site are 355 nos. and Total no. of trees proposed are 360 nos. At present the project is under construction. No vegetation exists at site.
10. **Cost Details:** Total Cost of the project after expansion is Rs 137.09 Crores. Out of the total cost, Expansion cost is Rs 27.090 Crores.

The earlier Environmental Clearance was issued to M/s Parsvnath Developers Ltd on 29.07.2019 by MoEF&CC, GoI. Now M/s Unity Parsvnaths LLP has applied for expansion of the project.

Comparative table is as follows:

Particulars	Unit	As per EC granted 29th July, 2019 vide letter no F. No-21-11/2019-IA-III	Proposed	After Expansion
Cost of the project	Rs. in crore	110	(+) 27.090	137.09
Plot Area	m^2	28,400	-	28400.
G.C (Permissible)	m^2	14200	-	14200.00
G.C (Ach)	m^2	13109.152	(+) 301.137	13410.289
Existing coverage for Metro Station	m^2	4500	-	4500.00
Proposed coverage for commercial	m^2	8609.152	-	7544.409
FAR purchased from metro	m^2	-	(+) 4550.00	4550.00
Balance Existing FAR with metro	m^2	-	(+) 4450.00	4450.00
FAR Permissible (@1.0)	m^2	28,400	-	28400.00
Permissible Atrium 10%	m^2	-	(+) 2840.00	2840.00
FAR green Building (5%)	m^2	1420	-	-
Total Proposed FAR for commercial complex- A	**m^2**	**20370**	**(+) 3579.325**	**23949.325**
Total NoN FAR Area -B	**m^2**	**6769.35**	**(+) 38878.149**	**45647.499**
Basement -I	m^2	11,406.827	(+) 1360.431	12767.258
Basement -2	m^2	11,406.827	(+) 108.042	11514.869
Total basement Area	m2	22,813.654	(+) 1468.477	24282.127

Built-up Area (A + B)	m2	49,953	(+) 19643.824	69,596.824
Total Green Area	m2	5680.00	-	5680.00
Total Open & Road Area including Surface parking area	m2	7839.85	(+) 1469.861	9309.711
No of Floors	no	G+3	(+) 1	G+4
Level of basement	no	2	-	2
Maximum height of Building	m	24.00	(+) 6.00	30.00
Water requirement	KLD	256.4	5.6	262
Fresh water requirement	KLD	124.4	(-) 37.4	87
Treated water reuse	KLD	132	7	139
Waste water generation	KLD	139.2	15.8	155
STP Capacity	KLD	175	50	225
Parking required	ECS	609	74	683
Parking proposed	ECS	614	187	801
Total Solid waste	Kg/day	682	385	1067
No. of RWH pits	Nos.	2	7	9
Total power load	kW	1900	1000	2900
DG sets	kVA	2 x 1010 & 1 x 500 (Working: 1x 1010, 1 x 500; Standby: 1 x 1010)	2 x 1400 and 1 X 500 KVA (Standby- 1x 1400, 1 x 500)	2 x 1400 1 x 500 KVA (Standby- 1x 1400, 1 x 500)

18/06/22

The PP has submitted the certified compliance report of previous Environment Clearance from the Regional Office of MoEF&CC issued vide Letter dated 12.01.2022. As per the aforesaid Compliance Report following are the main points of Non-Compliance/ Partial Compliance:

1. No information with reference to tie up with authorized C&D waste processing unit has been submitted by the unit. Although no construction demolition waste was observed unattended and a part of it is being re-utilized.
2. PP has not submitted the Ambient Air and Noise Level analysis reports from accredited laboratory.
3. Detailed report on Energy Conservation in accordance to Building Code was not available on site during the visit.
4. No details with respect to Emergency preparedness plan based on the Hazard identification and Risk assessment (HIRA) and disaster management plan condition has been submitted by the unit.
5. The Environment policy of the company was not available on site during the visit.
6. The status of compliance of the stipulated environment clearance conditions, including results of monitored data were not available on the website of the unit.

B. <u>After due deliberations, the SEAC in its 106th Meeting held on 18.06.2022 recommended as follows:</u>

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

1. PP is required to submit compliance of the points of Non-Compliance/ Partial Compliance indicated in the certified compliance report of MoEF&CC, GoI.
2. To submit Treated water quality report with its quantity which is being used from nearby STP of DJB along with the mechanism to make this water fit for reuse.
3. The PP is required to submit all requisite documents required to transfer the EC from M/s Parsvnath Developers Ltd to M/s Unity Parsvnaths LLP under the EIA Notification, 2006 along with the NOC from DMRC in the name of transferee.
4. Water assurance from DDA/DJB/NDMC/DCB including the following details:

   -Water assurance specifying the quantity of water to be supplied to the project.

   -Total water supply availability as per approved scheme of the command area in which the project is proposed to be developed.

   -The quantity of water already committed and after the quantity of water allotted to the project, the balance water available.

5. The Rain water harvesting pits should be increased taking into the account the recent higher flash rain data along with actual percolation rate of the soil at site and as per standard environment clearance conditions stipulating one recharge bore for 5000 sqm of Built up Area whichever is more.
6. Power supply assurance from TPDDL/ BSES.

18/06/22

7. Proposal for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.
9. Permission from DMRC for the additional FAR for the proposed expansion.
10. Ground coverage including open area reflected needs to be revisited and clarified supported with building plans.
11. Revised landscape plan with proper identification of native trees after omitting the shrubs.
12. Revised scheme for the proposed STP with technical feasibility supported by simulation model study.
13. Solid Waste Management quantities needs to be rechecked and revised.
14. MOU with the approved waste recycler for the E-wast/ plastic waste proposed to be generated.
15. Clarify the sewer line connection feasibility and permission of the same from DJB.
16. Clarify the dependency on the services of Delhi Metro for water and waste water handling.
17. Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita energy demand achieved through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. At least 2 % of the total energy demand to be sourced from renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.
18. Approved architectural drawing with the proposed vision of the project.
19. Revised Traffic Management Plan taking into consideration the latest traffic scenario.
20. Simulation model study for Air, Noise pollution scenario. Due to proposed development.

The committee advised the accredited consultant to be more professional while dealing the projects in order to save time of committee.

18/06/22

Agenda No 3
Case No. C-374

Name of the Project	EC for DLF Commercial Complex at 1 E Jhandewalan Extension, New Delhi
Project Proponent	Rajeev Singh, Executive Directory, M/s DLF Limited, DLF Centre, Sansad Marg, New Delhi,,Karol Bagh,Central,Delhi-110001
Project EIA coordinator present during the meeting	Ms. Akta Chugh (EIA Coordinator) Ms. Richa Aggarwal (EIA Executive)
Rep. of the PP present during the meeting	Radha Porwal (DM)
Proposal No.	SIA/DL/MIS/68705/2021
File No.	DPCC/SEIAA-IV/C-374/DL/2021

A. Details of the proposed project are as under:

1. The Proposal is for grant of EC for DLF Commercial Complex at 1 E Jhandewalan Extension, New Delhi by M/s DLF Limited after demolition of existing buildings.
2. The project is located at **Latitude**:28°38'48.72"N, **Longitude**: 77°12'7.15"E
3. **Area Details:**The Gross Plot Area of the project is 4062 sq.m. Proposed Total Built-up Area (FAR + Non FAR + Basement Area) is 32455 sq.m. Existing Area which will be demolished is 21250 sqm. Proposed FAR Area is 10155 sqm. The Total Non FAR Area is 22300 sqm. The Total Basement Area is 11835 sq.m. Proposed Ground Coverage is 2031sq.m. The Total No. of Basements will be 3 nos. The Total No. of Towers is 1. The Maximun Number of Floors are (3B+LG+G+8) nos. Maximum Height of the Building (upto Terrace Level) is 39m.
4. **Water Details :**
   During Construction Phase, Total water requirement will be 14 KLD out of which 5 KLD Water will be sourced through treated water from nearby STP for construction activities. For domestic use, 9 KLD water will be sourced through tankers. Mobile toilets will be provided at the site. Around 7 KLD of waste water will be generated.
   During Operational phase, Total Water requirement of the project will be 346 KLD and the same will be met by 182 KLD fresh water from Delhi Jal Board and 164 KLD Treated Water. Total Waste water generated will be 179 KLD which will be treated in in-house STP of capacity 200 KLD. Treated Water from STP will be 164 KLD which

will be used for Flushing (76 KLD), Cooling Towers (88 KLD). No Excess treated water will be there, it will be a ZLD motel complex

Number of Rain water collection tank will be 1 of capacity 54 cum. Rainwater will be collected and after primary treatment it will be used for sprinkling, floor mopping & misc. purposes.

5. **Solid Waste Details :**

   During Construction Phase, Total 15 kg/day of solid waste will be generated. Out of which 9 kg/day of Biodegradable waste generated will be disposed of at the Municipal Solid Waste Site while 3 kg/day of non-recyclable waste and 3 kg/day of recyclable waste will be sent to authorized recycler. 4066.95 Tones of C & D waste will be generated at the site. The debris of construction material will be used in backfilling; roads etc. & rest will be disposed off as per C&D Waste Management Rules, 2016.

   During the Operation Phase, Total of 695 kg/day of Solid Waste will be generated from the project. Out of which, Bio-Degradable Waste of 278 kg/day will be treated in organic waste converters and converted to manure. 209kg/day of Non-Biodegradable Waste and 208 kg/day of Plastic waste which will be given to authorized recyclers

   Hazardous waste includes Oil from DG sets (30 Lts/month) which will be carefully stored in HDPE drums in isolated covered facilities and will be given to vendors authorized by CPCB/SPCB.

6. **Power Details :**

   During Construction phase, DG sets of capacity 1 x 62.5 KVA will be used which will be bought acoustically enclosed with adequate stack height

   During Operation phase, the total power requirement will be2000 kW and will be supplied by BSES Yamuna Power Limited. For Power Back up, DG sets of Capacity 1 × 500 kVA and 2 x 1010 kVA will be installed.

   1% of the total power requirement will be met through solar power.

7. **Parking facility:** Total Parking Required is 305 ECS and Total Proposed Parking is 419 ECS
8. **Eco-Sensitive Areas:** Distance from Okhla Wildlife Sanctuary is 12.66 Km Sefrom the project site. Asola Wildlife Sanctuary does not fall within the buffer zone of project.
9. **Plantation:** The green area of 406.2 sqm. (10 % of total plot area) will be provided all along the periphery of the project site. At present 29 no. of trees exist at the project site out of which 5 no. of trees will be transplanted/ trimmed and 24 will be retained at the site. Total no. of trees proposed at site is 50 (24 Existing + 26 New).
10. **Cost of the project**: Total Cost of the project is Rs. 98 Crores.

Ashish Gupta

18/06/22

During the presentation the project proponent clarified that application for the environmental clearance is being made on the basis of the conceptual plan and thereafter sanction of building plan will be taken.

After due deliberations, the SEAC in its 98th Meeting (2nd Sitting) held on 02.02.2022,based on the information furnished, documents shown & submitted, presentation made by the project proponent recommended to seek the additional information which has been responded back by the project proponent on 07.06.2022 vide letter dated 30.05.2022 which is as follows:

S.No.	Information Sought by SEAC during SEAC Meeting dated 02.05.2022	Reply dated 30.05.2022 submitted on 07.06.2022
1.	To reconfirm whether project proponent wants to obtain environmental clearance on the basis of conceptual plan only as there is likelihood of changes in the layout and building plans while getting the same sanctioned from local bodies which may require re-appraisal of environmental clearance so granted. Ideally the preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan is desirable to minimize aforesaid eventuality.	PP has informed that they will be obtaining environmental clearance on the basis of conceptual plan only. PP has informed that if built up area gets increased while getting the building plans sanctioned from local bodies, re-appraisal of Environment Clearance will be taken. PP has attached an undertaking stating the same.
2.	Approval from DUAC and Delhi Fire Service.	PP has informed that they will be obtaining EC on the basis of Conceptual plan only. PP has informed that once the EC will be received, they will submit the Building plan for sanction and after that from the portal the application will be sent to outside departments such as DFS, DJB, DUAC etc for grant of approval
3.	Water assurance from DJB for the proposed fresh water requirement.	PP has informed that there is an existing water connection from DJB available at the site. PP has attached water bill having K.No 1865800000 of the available connection for reference.
4.	Water requirement during construction	PP has informed that STP treated water will be used for the construction phase

18/06/22

<table>
<tr><td></td><td>phase is proposed to be met from the treated water from nearby STP. PP is required to clarify the arrangement for reusing the aforesaid treated water along with the mechanism proposed for making this water fit for use in construction phase.</td><td>and if STP water will not be suitable for construction purpose, they will pretreat the water to make it fit for construction.</td></tr>
<tr><td>5.</td><td>Segregated figures for potable and non potable water requirement during construction and operation phase.</td><td>PP has given details of potable and non potable water requirements during construction and operation phase which is as follows:
During Construction Phase:
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>10 KLD</td></tr>
<tr><td>2.</td><td>Potable Water (for Labours) (Source: Tankers)</td><td>4.5 KLD</td></tr>
<tr><td>3.</td><td>Non Potable Water (Construction Activities) (Source: DJB/ Tankers)</td><td>5.5 KLD</td></tr>
</table>
During Operation Phase (After taking conservation measures):
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Quantity</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>310 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement (Source: DJB)</td><td>99 KLD</td></tr>
<tr><td></td><td>Domestic</td><td>65 KLD</td></tr>
<tr><td></td><td>Filter Backwash</td><td>10 KLD</td></tr>
<tr><td></td><td>Food Court</td><td>14 KLD</td></tr>
<tr><td></td><td>Swimming Pool</td><td>10 KLD</td></tr>
<tr><td>3.</td><td>Treated Water Requirement</td><td>211 KLD
In-house STP: 140 KLD</td></tr>
</table></td></tr>
</table>

				Outsourced: 71 KLD (from DJB/ Nearby STP/ Other projects of DLF)
			Flushing	69 KLD
			Gardening	2 KLD
			Cooling Tower	140 KLD
		4.	**Waste Water Generated**	155 KLD
		5.	**STP Capacity**	200 KLD
		PP has also give water requirement as per base case scenario (before taking conservation measures). PP has also attached Water Balance Diagram of base case scenario as well as after taking conservation measures.		
6.	Proportion wise Step Diagram showing the amount of reduction in net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, xeriscaping etc.), (2) Recycling and Reuse.	PP has attached revised water calculation for operation phase after taking conservation measures. PP has also attached Water Balance Diagram for the same.		
7.	Revised landscape plan with demarcated green area with soft green area as per MPD. Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and minimum consolidated area of 15 % of plot area should be kept as soft green area.	PP has informed that 15% of plot area as soft area is not manageable, though they are providing 10 % area of plot area as green area and 1/3rd of terrace area will be kept as a green. Apart from this they will provide/adopt/maintain the green area of surroundings. PP has attached Landscape plan for the same.		
8.	Rain water harvesting/ retention plan needs to be provided with numbers of RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site	PP has attached revised rainwater harvesting calculations PP has informed that they are proposing 2 nos. of RWH Pits. PP has informed that average percolation		

	with layout and location plan.	rate of the soil is 26.1 min/cm and 56.4 min/cm.
9.	Revised Traffic Management Plan including Traffic Impact Assessment considering the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces including entry and exit to be provided. Further, PP is required to submit mitigation measures to handle critical entry and exit scenarios inside and outside the site minimizing the impact on the city roads. Distribution of mode of traffic as per MPD.	PP has attached detailed traffic report with impact assessment.
10.	Undertaking to assure safety of others property along the boundary wall of the complex.	PP has attached an undertaking stating that no damage will occur to others' property due to their project. PP has insured that they will ensure the safety of others property along the boundary wall of the proposed project complex.
11.	Outlet parameters of proposed STP during operation phase needs to be revisited in order to check the feasibility of its reuse in flushing, horticulture, HVAC etc.	PP has informed about the outlet parameters of the proposed STP and informed that they will meet these characteristics.
12.	Technical feasibility statement for the proposed STP units with quality of output each unit wise.	PP has attached the technical feasibility statement for the STP.
13.	Explore the possibility for tapping the DJB sewer line of the area to treat the sewage and use in the complex as Jhandewalan is a water scarce area.	PP has informed that the possibility for tapping the DJB sewer line of the area to treat the sewage and use in the complex will be explored.
14.	Revised EMP (Environment Management Plan) for dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National	PP has attached Revised EMP Report along with Revised Form 1, I A & Conceptual Plan.

	Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.	
15.	Geotechnical Investigation Report along with details of pre and post monsoon water table in project area.	PP has attached Soil Investigation Report
16.	Proportion wise Step Diagram to be provided showing the amount of reduction in net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension	PP has informed that total 28.47 % of energy saving per year will be achieved after taking various energy saving measures. PP has attached Energy saving calculation for the same. PP has informed that 1 % of total demand load will be met from solar energy.
17.	Proposal for provisioning the energy audit during operation phase.	PP has informed that provision of energy audit will be proposed during the operation phase.
18.	Provision for electric charging of the e-Vehicles as per Building Bye Laws.	PP has informed that 20 % of total parking i.e. 84 ECS will be provided for E-Vehicles in the basement and Electric vehicle charging points will also be provided.
19.	Specify name and numbers of the post to be engaged by the proponent for implementation and monitoring of environmental parameters.	PP has attached Environment Cell Organization Flow Chart showing that 7 no. of personals will be engaged in implementation and monitoring of environmental parameters

18/06/22

The Water Bill submitted for the existing connection does not substantiate the water supply assurance for the new building proposed.

Regarding the revised Landscape plan with minimum consolidated area of 15 % of the Plot Area to be kept as soft green, The PP is proposing 406.2 sqm (i.e. 20 % of the open space) of Green Area against the ground coverage of 2031 sqm.

B. <u>After due deliberations, the SEAC in its 106th Meeting held on 18.06.2022 recommended as follows:</u>

Based on the information furnished, documents shown & submitted, presentation made by the project proponent SEAC sought the following information:

1. Water assurance for the total fresh water requirement of 99 KLD and identification/ assurance from the nearby STPs from where the treated waste water of 71 KLD will be outsourced.
2. STP treated water assurance from the nearby DJB STP to meet the requirement of non potable water during construction phase.
3. Technical feasibility statement for the proposed STP units with quality (characteristics of waste water) of output each unit wise.
4. Outlet parameter of proposed STP during operation needs to be revisited to make it fit for reuse in flushing, horticulture, HVAC etc. supported with simulated model study.
5. Revised proposal to meet at least 2 % of total energy demand to be sourced from Renewable.
6. In view of high ground water table the PP is required to review RWH proposal with adequate provision of rainwater harvesting tanks.
7. Confirm the feasibility of tapping the DJB sewer line of the area to treat the sewage and use in the Complex.
8. The PP is required to work upon the inventory of the demolition waste likely to be generated from the existing building with a specific reference to Hazardous waste along with its safe disposal plan.

Agenda No-04

Case No. C-399

Name of the Project	TOR for Development of DTC Colony at Hari Nagar, New Delhi
Project Proponent	General Manager, M/s NBCC (India) Limited, Ground Floor (Tower No. 4), Office Block, East Kidwai Nagar, New Delhi, 110023
Consultant	IND TECH HOUSE CONSULT
Project EIA coordinator present during the meeting	EIA Coordinator (Soumya Dwivedi Partner (Intech House) Anand Kumar Dubey FAE-AP.WP(Indra Kumar Sharma
Rep. Of the PP present during the meeting	G.M(Bibhash Kumar) Sr. Manager (Civil) Rishi RAjpipil Architect (Surendra Bisht)
Proposal No.	SIA/DL/MIS/77279/2022
File No.	DPCC/SEIAA-IV/C-399(TOR)/DL/2022

A. Details of the proposed project are as under:

1. The Proposal is for grant of TOR for Redevelopment of DTC Colony at Hari Nagar, New Delhi by M/s NBCC (India) Limited.
2. The project is located at Latitude: 28°37'27.91" N, Longitude: 77°06'11.71" E.
3. **Area Details:** The Total Plot Area of the project is 37017.64 sqm. The Total Built-up Area will be (FAR + Non-FAR Area) 1,73,956.28 sqm. The Proposed FAR is 73,930 sqm .The Porposed Non FAR Area including basement ares is 1,00,025.94 sqm. The Proposed Ground Coverage is 5860.34 Sq.m. Numbers of building blocks proposed are 9 nos. (i.e. 07 residential and 02 community facilities). Maximum no. of Floors are (3B + ST/G + 26). Maximum Height of Building is 105 m.
4. **Water Details :**

   During Construction stage, total water requirement will be 15.60 KLD which will be met through water tankers authorized by DJB. Total waste water generation will be 13.62 KLD which will be treated in mobile STP installed at site. Mobile toilets and potable water facilities will be provided at site for labor and staff.

   During operational phase, total water requirement of the project is expected to be 473 KLD and the same will be met by 303 KLD of fresh water from DJB

and 170 KLD Treated Water. Wastewater generated (343 KLD) will be treated in On-Site STPs of total 420 KLD capacity (02 Nos.). There will be 309 KLD of treated waste water from on-site STP out of this 170 KLD (105 KLD for Flushing, 09 KLD for DG Cooling, 65 KLD for Gardening) will be recycled and 139 KLD Surplus treated water will be discharged in Municipal Sewer with Prior permission/ to be used for nearby construction activities.

- **Solid Waste Details :**
  - During Construction phase, about 72 kg/day of municipal solid waste will be generated which will be disposed to MCD designated site through authorized vendor. About 6958.25 MT of construction waste will be generated at site. Construction debris will be collected and stored at earmarked place for reuse and disposal at MCD designated dumping site through authorized vendors.
  - During Operation phase, about 2.85 TPD solid wastes will be generated in the project. The biodegradable waste (1.73 TPD) will be composted in on-site composting unit and the manure will be used for landscaping and the non-biodegradable waste generated (1.12 TPD) will be handed over to authorized vendors.
- **Power Details:** The total power requirement for the project estimated as 7538 kW and will be met from BSES. For Power Back up, DG sets of Capacity 2500 kVA (3× 500 kVA & 1X 1000 kVA) will be installed.

  Solar photovoltaic power panels of required capacity will be provided as per norms.

  Parking facility: The Proposed Total Parking is 1580 ECS and Total Parking Required as per UBBL is 1537 ECS.

  Eco-Sensitive Areas: Distance from Asola Bird Sanctuary is approx. 20 Km and Okhla Wildlife Sanctuary is approx. 16.05 km from the project site.

  Plantation: Total Green Area proposed is 15900 sq.m (42.95 % of Plot Area) & No. of tree plantation required (1 tree per 80 m2 of plot area for development) is 462 nos. and No. of tree plantation proposed is 465 nos.

  Cost of the project: Total cost of the project is Rs. 614 Crores.

B. Based on information furnished, presentation made and discussions held, the SEAC in its 106th meeting held on 18.06.2022, Committee recommended to issue following ToR:

1. ***Examine details of land use as per Master plan and land use around 10km radius of the project site. Analysis should be made base on latest satellite imagery for land use with raw images. Share the elevation range of the site (minimum and maximum elevation above mean sea level) and the 10 year, 50 yr and 100 yr flood maps for the area and whether it is within the flood zone or directly on the flood plain of any river.***
2. ***Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.***

3. *Examine baseline environmental quality along with projected incremental load due to the project.*
4. *Water conservation scenario during monsoon period should be duly addressed.*
5. *Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater,(c) surface water,(d) air,(e) bio-diversity,(f) noise and vibrations,(g) socio economic and health.*
6. *Submit a copy of the contour plan with slopes, drainage pattern and low-lying area of the site and surrounding area. If there is any obstruction of the drainage lines and low-lying area proposed by the project, then the rationale for the same may be stated along with any mitigation measures.*
7. *Submit the present land use and permission required for any conversion such as forest, agriculture etc. Submit the land type (kism) of each of the khasra numbers/plots of the site as per the revenue record/last jamabandi of the site. Is the site recorded as a low-lying area, waterbody, gairmumkinpahar, forest in the revenue record ?*
8. *Submit Roles and responsibility of the developer etc for compliance of Environmental regulations under the provisions of EP Act.*
9. *Ground water classification (whether over exploited, critical, semi-critical or safe) as per the Central Ground Water Authority*
10. *Examine the details of Source of Water, water requirement, complete use of treated waste water instead of discharge it into municipal sewer and prepare a water balance chart. Segregated figures for potable and non potable water requirement during construction and operation phase. Excess treated water may be channelized to nearby Harinagar Lake.*
11. *A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.*
12. *Rain Water Harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water, Examine details.*
    a. *Calculate runoff from (a) roof top, (b) other paved areas, and (c) green areas separately.*
    b. *Recent/Enhanced peak rainfall runoff data be used in the runoff calculation for designing storm water retention capacity, to make the site future ready – given the experience of last 5 years with extreme rainfall events and likely increase in frequency of such extreme events due to climate change.*

18/6/22

c. *Prepare management strategy for runoff for each of these (a) roof top, (b) other paved areas, and (c) green areas*

d. *Design natural storm water retention capacity in the green areas by marginal lowering, and gradient management to enhance natural retention and percolation, and indicate the natural retention capacity created in cubic metres.*

e. *Indicate rainfall retention capacity created via storage tanks/percolation pits*

f. *Rain water harvesting/ retention plan needs to be revised with RWH pits, taking into account the recent higher flash rain data along with actual percolation rate of the soil at site or min. 1 Recharge bore per 5000 sqm of Built up Area whichever is more along with the storage capacity of min. 1 day of total fresh water requirement along with layout and location plan.*

13. *Examine soil characteristics and depth of ground water table for rain water harvesting along with with actual percolation rate of soil at site.*

14. *Examine details of solid waste generation treatment and its disposal*

15. *Examine and submit details of use of solar energy and alternative source of Energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.*

16. *DG sets likely to be used during construction and operational phase of the Project. Emissions from DG sets must be taken into considered while estimation the impacts on air environment. Examine and submit details.*

17. *Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.*

18. *A detail traffic and transportation study should be made for existing and projected passenger and cargo traffic. Traffic Management Plan should take into consideration the latest traffic scenario. Detailed calculation of roads, bicycle paths, pedestrian spaces should be provided.*

19. *Examine the details of transport of materials for construction which should include source and availability.*

20. *Examine separately the details for construction and operation phases both for Environmental Management plan and Environment Monitoring Plan with cost and parameters*

21. *Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.*

22. *Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the Project should be given.*

18/6/22

23. ***The Cost of the project (Capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.***

24. ***The Project Proponent should include a specific chapter for control of Dust Pollution during construction phase in the Environmental Management Plan incorporating the steps as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration on Dust Pollution Control Self Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.***

25. ***Detail of Parking (ECS) as per requirement of Building Bye Laws/ EIA Manual.***

26. ***In case the project involves diversion of forests land, guidelines under OM dated 20.03.2013 may be followed and necessary action taken accordingly.***

27. ***Submit details of the trees to be conserved and preferably no tree is to be felled / removed, by ground coverage, and trees to be removed for other paved areas for the project including their species and whether it also involves any protected or endangered species.***

28. ***Prepare and submit an existing tree inventory of the site listing each tree along with its species name and girth, and a tree layout plan showing the location of each tree on the site and within 10 m of the site. Submit the details of compliance of Delhi Transplantation Policy, 2020 and Details of compensatory plantation if any.***

29. ***Explore the possibilities of utilizing the debris/waste materials available in and around the project area.***

30. ***Submit Environmental Management and Monitoring Plan for all phases of the project viz. construction and operation.***

31. ***Submit NOC of Airport Authority of India for proposed height of the building.***

32. ***Detail of water requirement during construction phase and its source. Project Proponent is required to clarify the arrangement for reusing the STP treated water/similar other source along with the mechanism proposed for making this water fit for use in construction phase.***

33. ***Outlet parameters of proposed STP during operation phase needs to be checked for the feasibility of its reuse in flushing, horticulture, HVAC etc.***

34. ***Justification to achieve the standards with the proposed technology of STP is required to be given.***

35. ***Proposal should be included for a provision of toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide) detectors for STP area.***

18/6/22

36. *The cost of environmental monitoring projected in the proposal should be commensurate with the environmental safe guard proposed.*

37. *Details of all the outlets from the proposed building including the outlet of STP required to be submitted with a proposal to install flow-meters at each of the outlets.*

38. *Project is required to quantify the no. of labours and the detailed plan for the proposed labour camps and amenities for housing them during construction phase.*

39. *Landscape details to be provided with a measured impact on the micro-climate. Green area should be demarcated as per building bye laws and 25% green area and consolidated area of minimum 15 % of plot area should be kept as soft green area, so that there should be sufficient recharging of ground water.*

40. *Air quality pollution load and its negative impacts to be clarified along with mitigation options during the construction and lifetime of the project.*

41. *Give Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts.*

42. *Proportion wise step diagram to be provided showing the amount of Reduction in Net per capita Energy Demand achieved as compared to base case scenario, through (i) Load Reduction Strategies, (ii) Passive Strategies, (iii) Renewables, and (iv) Energy Recovery strategies. Atleast 2 % of total energy demand to be sourced from Renewables. Percentage reduction through each of the aforesaid strategies to be provided in a consolidated diagram format for easy comprehension.*

43. *Proposal for provisioning the energy audit during operation phase.*

44. *Proportion wise Step Diagram showing the amount of reduction in Net Per Capita Water Demand achieved through (1) Each Demand reduction strategy (eg. Low flow fixtures, Xeriscaping etc.), (2) Recycling and Reuse.*

45. *Elaborated effects of the building activity in altering the microclimates with self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects.*

46. *Give plan for managing, conserving the top soil excavated during construction and for its reuse. Give the extent of total soil excavation (in m3) proposed and where the excavated soil will be gainfully used.*

47. *Proposal should include provision for electric charging of the e-Vehicles as per Building Bye Laws.*

48. *Typical Floor Plans with dimensions to demonstrate how natural ventilation & day lighting is being achieved supported with screenshots of suitable software based out puts. Energy Simulation Modeling for the entire complex using appropriate softwares to be submitted along with the proposal.*

Achish Gupta

18/6/22

49. *Ideally the environmental clearance application along with EIA study should be submitted after preliminary 'In Principle Approval' from the local bodies duly rooted through development authorities in accordance with approved master plan*

50. *The PP is required to work upon the inventory of the demolition waste likely to be generated from the existing building with a specific reference to Hazardous waste along with its safe disposal plan.*

51. *Simulated Model study for Air and Water impact and its mitigation measures is to be included in EIA Report.*

52. *Any Further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model TOR available on Ministry website http://moef.nic.in/Manual/Townships.*

GENERAL GUIDELINES

1. *The EIA document shall be printed on both sides, as for as possible.*
2. *All documents should be properly indexed, page numbered.*
3. *Period/date of data collection should be clearly indicated.*
4. *Authenticated English translation of al material provided in Regional languages.*
5. *The letter/application for EC should quote the MOEF & CC file no. and also attach a copy of the letter prescribing the TOR.*
6. *The copy of the letter received from the SEAC on the TOR prescribed for the project should be attached as an annexe to the final EIA-EMP Report.*
7. *The final EIA-EMP report submitted must incorporate the issues in TOR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP report where the specific issue raised have been incorporated.*
8. *Grant of TOR does not mean grant of EC.*
9. *The status of accreditation of the EIA consultants with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.*
10. *On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs(TOR proposed by the project proponent and additional TOR given by the MOEF) have been complied with and the data submitted is factually correct(Refer MOEF office memorandum dated 4th august,2009).*
11. *While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MOEF office memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.*

Ashish Gupta

18/6/22

12. *As stipulated in amendment notification No. S.O. 751(E) dated 17th February, 2020, the above ToR would be valid for a period of four years from the date of issue. The project proponent shall submit detailed final EIA Report and EMP prepared as per above ToR within the stipulated period of four years.*
13. *The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MOEF dated 19.07.2013.*
14. *The Prescribed ToR would be valid for a period of four years for submission of the EIA/EMP Reports.*
15. *The EIA-EMP report submitted must incorporate the construction and demolition waste management plan with identification of waste disposal/ recycling site.*

Table Agenda 01: Site Visit of AIIMS

Site visit was conducted by the Sub-Committee and observations submitted for consideration were placed before the committee. It was decided to share the copy of the observation to the project proponent for their appropriate response. (Annexure-I)

Meeting ended with thanks to the chair.

(Vijay Garg) Chairman	(Pankaj Kapil) Member Secretary	(Surinder Kumar Juneja) Member	(Ankit Srivastava) Member
(Sumit Kumar Gautam) Member	(Sirajuddin Ahmed) Member	(Jyoti Mendiratta) Member	(Ashish Gupta) Member
(Kailash Chandra Tiwari) Member	(Pranay Lal) Member	(Paromita Roy) Member	

ANNEXURE-I

Site Visit of AIIMS by SEAC Sub-Committee dated 15.06.2022

Based on the site visit and interaction, and review of documents, the following clarifications and improvements need to be provided by the project proponent:

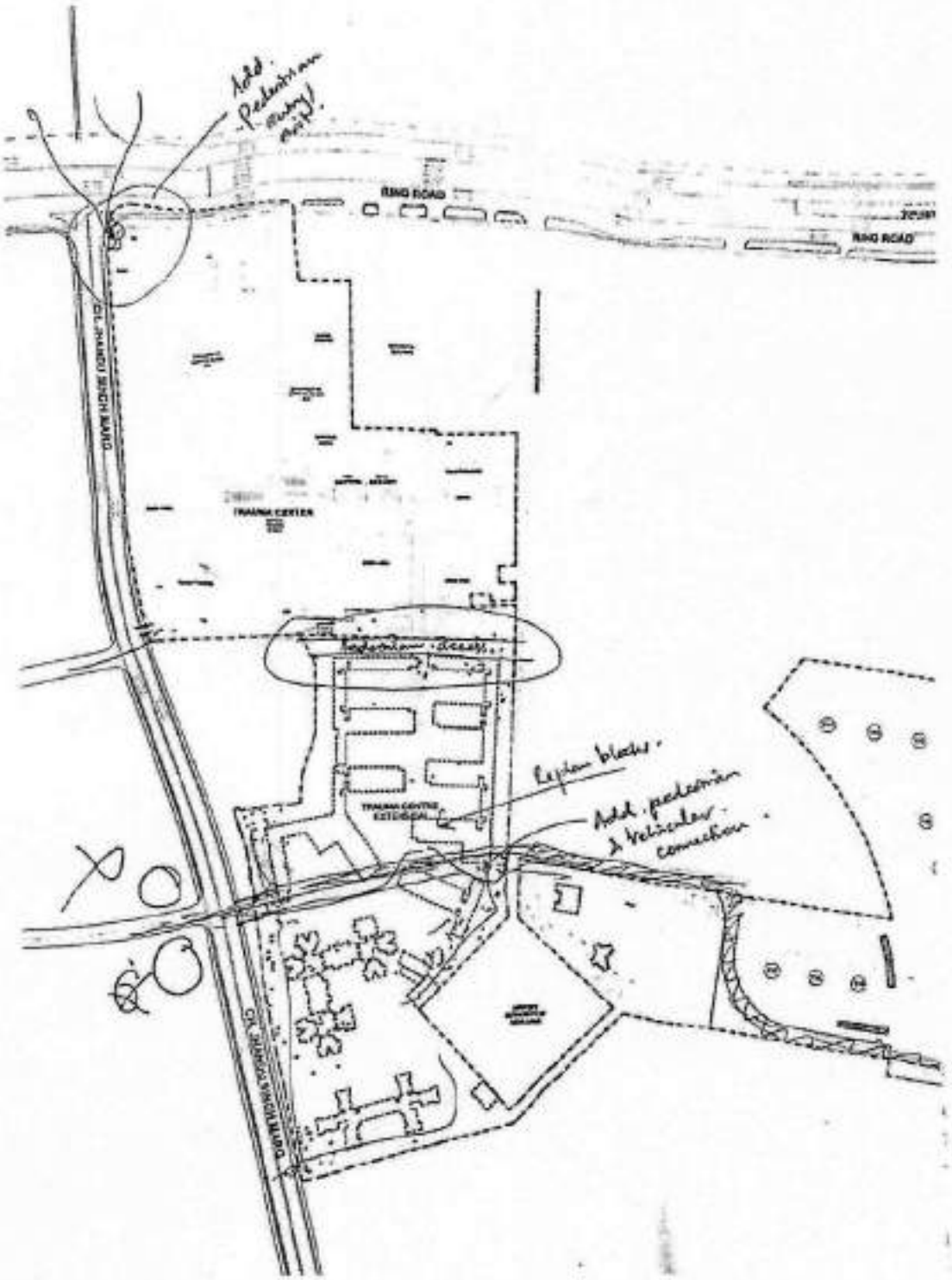
1. Additional measures for preservation of natural ecology and existing full grown wide-girth trees should be demonstrated through the following:
   a. Map showing topography & slope analysis of site and natural storm water management strategies
   b. Existing full grown wide girth trees - 3 separate maps need to be provided. :
      i. Map showing outlines of proposed building blocks and showing in different colours the Trees being cut, transplanted & preserved;
      ii. Map showing outlines of proposed building blocks and showing the variations in Tree Girths in different colours (< 6 inch, 6 inch - 1 ft, >1 ft);
      iii. Tabulated Tree-cost of each building.
   c. Innovative solutions to be explored to save trees falling even within the proposed building footprints.

2. Detailed Storm water management and rainwater retention systems with the following:
   a. Map showing topography & slope analysis of site and natural storm water management strategies
   b. Natural storm water retention capacity calculated and detention/ retention areas shown on Plans.

3. Clarifications/ necessary modifications regarding Traffic and Transportation as per the following need to be provided:
   i. The MPD norms for public pedestrian @100 c/c and public road networks @250m c/c to be provided along with active frontages to ensure safety for the public, esp. women (both patients & doctors/students)
   ii. Pedestrian routes need to be direct and connect with the nearest junctions on main roads/ internal roads.
   iii. Metro connectivity needs to be provided for both Yellow and Pink lines and safe walking environment for women;
   iv. All Pedestrian walkways need to be weather protected (by trees or building canopies, etc.);
   v. On-site cycle sharing system may be considered for students and doctors;
   vi. Access to amenities including food, daily needs, basic entertainment facilities etc. to be provided for students, doctors, attendants, support staff within campus itself, near the main road junctions or near metro exits.
   vii. Vehicular entries may be limited but the number of pedestrian entry/exit points to be maximized, which may be automated (chip i-card based).
   viii. The pedestrian / vehicular connection connecting Masjid Modh campus to Ch. Jhandu Singh Marg with a clear direct Pedestrian/ NMT route needs to be provided (in order to minimise traffic pressure on Aurobindo Marg) as per sketch below.

Ashish Gupta

4. Clarifications/ necessary modifications regarding Energy & Sustainable Building Design be provided with -
    1. The lighting and ventilation methodology of larger footprint podium/ basement areas needs to be justified.
    2. Emergency exit plans
    3. Daylighting plan for all habitable spaces
    4. Building design strategies to preserve more trees within the proposed footprints. (Refer sketches enclosed).



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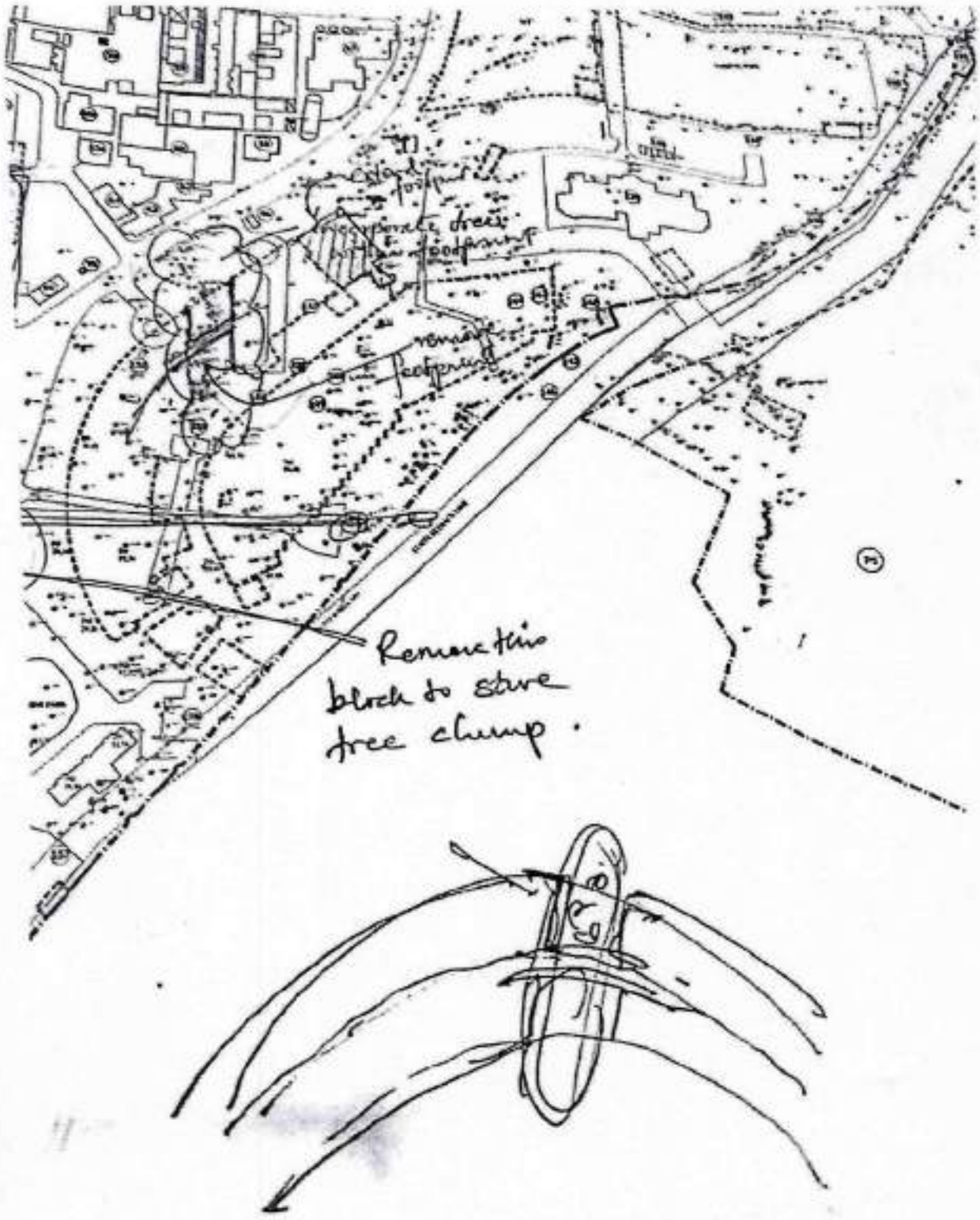

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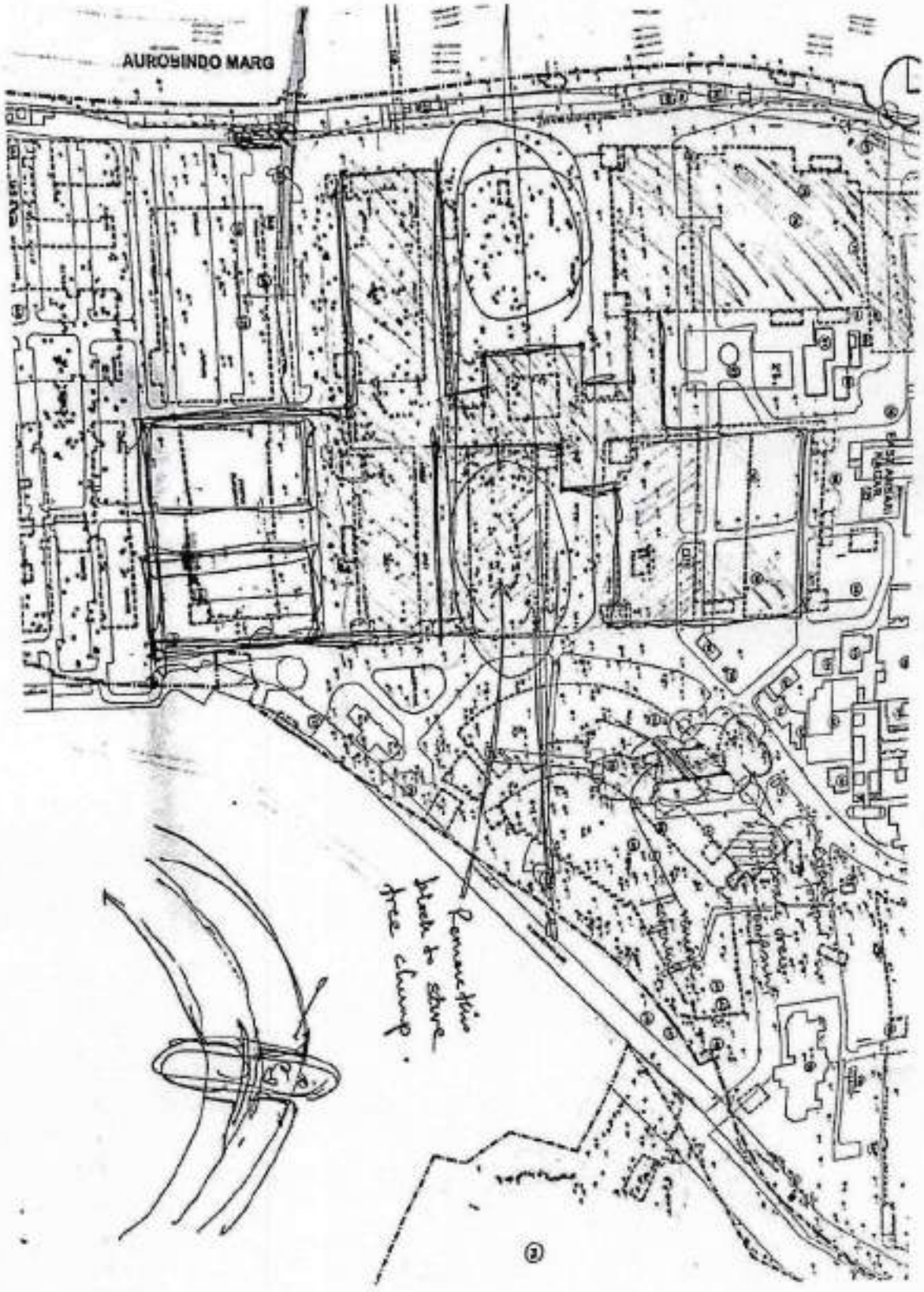
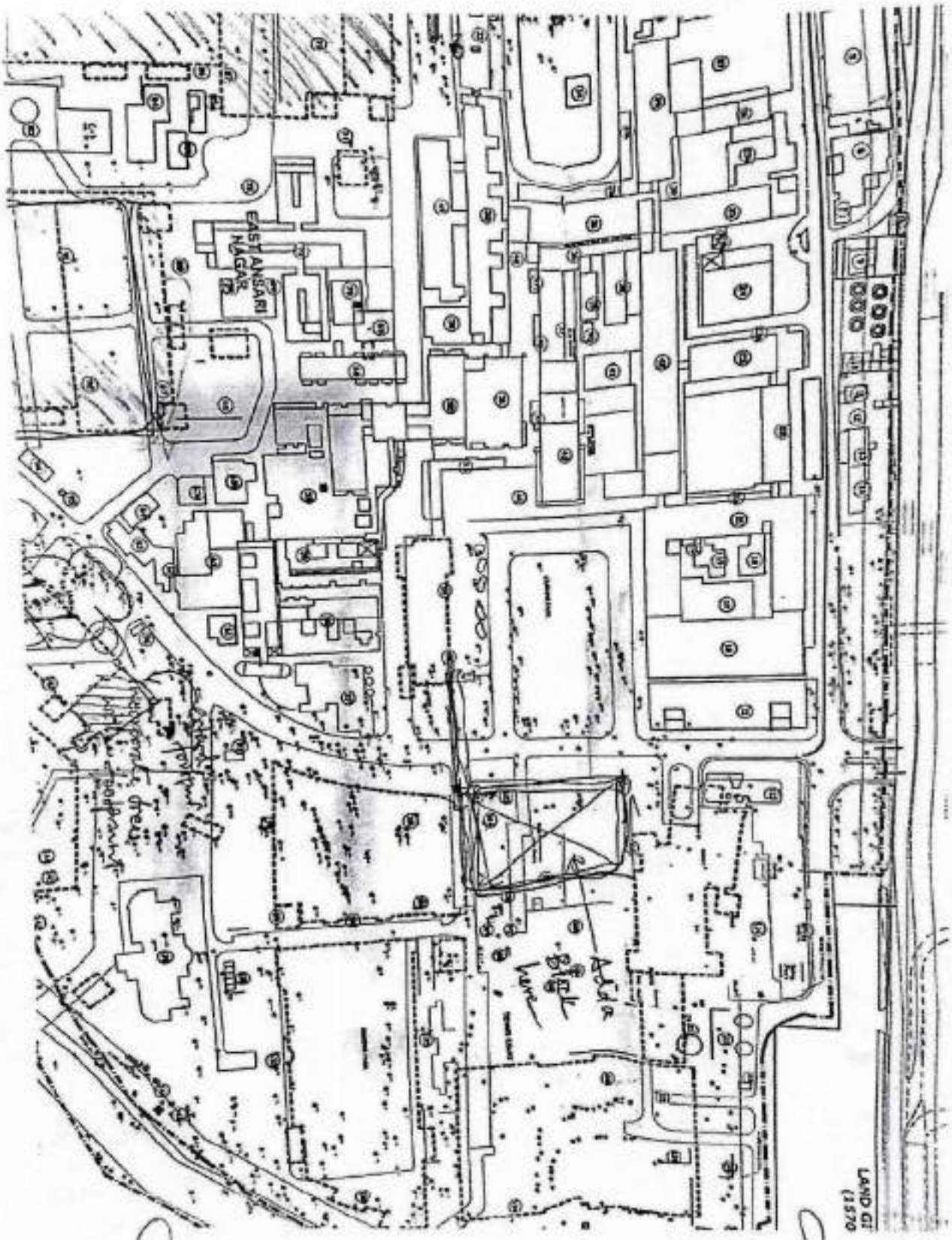

AUROBINDO MARG
Remove this block to show tree clump.



(Chetan Agarwal) (Ashish Gupta) (Sirajuddin Ahmed) (Surinder Kumar Juneja) (Paromita Roy)